# CLERMONT COUNTY PLANNING COMMISSION SEVENTH REGULAR MEETING July 22, 2008

The Seventh Regular Meeting of the Clermont County Planning Commission was held on Tuesday, July 22, 2008 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Boso, Mr. Hoffman, Mr. Johns, Mr. Nichols, Mr. Rouster, Mr. Schultz, Mr. Thomson, and Mr. Turton (arrived at 5:12 p.m.).

#### **APPROVAL OF MINUTES:**

Chairman Schultz asked if there were any questions, additions or corrections to the June Minutes that had been mailed to the members prior to the meeting. A motion to approve the June Meeting Minutes was made by Mr. Hoffman, seconded by Mr. Rouster, and carried unanimously.

### STAFF REPORT ON VARIANCE CASES

### Variance Request V-02-08

Steve Hansley, Bock & Clark Surveyors

Ms. Celsor presented the Staff Report for this variance request. Staff's recommendation was for **denial** of the proposed request.

Cory Wright, Union Township Planning Director, was present for this case.

Other options for this request were discussed, including the option of a modified cul de sac design.

Following discussion, Mr. Hoffman moved that the Planning Commission **deny** Variance Request V-02-08, per staff's recommendation, seconded by Mr. Boso and carried unanimously. The Commission did state, however, that they would consider a new variance request for a reduction in the required diameter of a cul-de-sac, if needed.

### STAFF REPORT ON SUBDIVISION CASES

<u>Liberty Crossing</u> <u>Design Plan</u> <u>Union Township</u> 5:25 p.m.

Ms. Celsor presented the Staff Report for this Design Plan. Staff's recommendation was for approval of the Design Plan.

Jim Watson, McGill Smith Punshon, was present for this case and concurred with staff's comments.

Following discussion, Mr. Hoffman moved that the Planning Commission **approve** the Design Plan for Liberty Crossing Subdivision, per staff's recommendation, with conditions as follow:

- 1. Compliance with the Union Township Zoning Commission Site Plan Review approval, including providing appropriate buffering, particularly between the development and I-275 and on the northern edge of the subdivision near Silver Streak Drive and Roundhouse Drive.
- 2. Storm Water Department approval of the downstream culvert analysis of the proposed detention/retention basin.

The motion was seconded by Mr. Johns, and carried unanimously.

### STAFF REPORT ON ZONING CASES

## Miami Twp. Zoning Case 524

Howard D. Cade III

5:30 p.m.

Ms. Celsor presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request.

Howard Cade, applicant, and Larry Fronk, Miami Township, were present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission recommend to Miami Township **approval** of Miami Township Zoning Case 524, per staff's recommendation, with staff condition #2 modified as follows:

2. Record cross easements to the east and west adjacent properties coordinating ingress/egress to Loveland-Miamiville Road and limit subject property to one access drive.

The motion was seconded by Mr. Turton, and carried unanimously.

# STAFF REPORT ON TEXT CASES

# Goshen Twp. Zoning Case ZC237

**Goshen Township Zoning Commission** 

5:40 p.m.

Ms. Celsor presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Louis Ethridge, Director, Goshen Township Department of Community & Economic Development, was present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission recommend to Goshen Township **approval** of Goshen Township Zoning Case ZC237, per staff's recommendation, and with the following additional recommendations:

- 1. Under Section 17.03, C, 3, "Mixed-Use Sub-District" The township may want to consider decreasing the minimum square footage requirements for multiple family dwelling units;
- 2. Under Section 17.05, "Accessory Use Regulations" The township may want to consider allowing more than one accessory use; and,
- 3. Under Section 17.09, B, 1, "Windows" The township may want to consider changing the architectural requirements for windows.

The motion was seconded by Mr. Johns, and carried unanimously

# Pierce Twp. Zoning Case 269

Pierce Township Board of Trustees

5:50 p.m.

Ms. Celsor presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Donna Cann, Pierce Township Zoning Inspector, was present for this case.

Following discussion, Mr. Johns moved that the Planning Commission recommend to Pierce Township **approval** of Pierce Township Zoning Case 269, per staff's recommendation, seconded by Mr. Thomson, and carried unanimously.

### OLD BUSINESS/NEW BUSINESS AND COMMITTEE REPORTS

### **August Work Session**

The August work session was held on August 13, 2008 at 5:00 p.m. at Permit Central. The topic of conversation was Comprehensive Plan, Intergovernmental Coordination.

# September Work Session

The September Work Session will be held on Tuesday, September 10, 2008 at 5:00 p.m. at Permit Central. The topic of conversation is to be Comprehensive Plan, Capital Improvements.

### **Subdivision Regulations Committee**

No report at this time.

## **Community Advisory Committee**

No report at this time.

## **Thoroughfare Plan Technical Advisory Committee**

No report at this time.

| As there was no further business brought befo adjourned. | re the Planning Commission, the meeting was |
|--|---|
|  |   |
| Ī  | Karl Schultz, Chairman                      |
| Ī  | Douglas W. Thomson, Vice Chairman           |